



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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RAYMOND G. FORTNER, JR.
County Counsel

April 19, 2006

Agenda No. 9
03/28/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: GENERAL PLAN AMENDMENT NUMBER 04-175-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a general plan amendment to facilitate a 76-unit condominium project on Normandie Avenue in the Carson Zoned District. At the conclusion of the hearing, you indicated an intent to approve the plan amendment and instructed us to prepare the appropriate resolution. Enclosed is such a resolution for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

RDW/

Enclosures

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF
GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Board of Supervisors of the County of Los Angeles ("Board of Supervisors") conducted a public hearing regarding General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387, and Conditional Use Permit Case No. 04-175-(2) on March 28, 2006; and

WHEREAS, the Board of Supervisors finds as follows:

1. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.
2. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.
3. Access to the proposed development is provided by Mariposa Avenue, a 60-foot-wide dedicated street.
4. General Plan Amendment Case No. 04-175-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from Industrial ("M") to Medium Density Residential ("3").
5. General Plan Amendment Case No. 04-175-(2) was heard concurrently with Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387, and Conditional Use Permit Case No. 04-175-(2).
6. Zone Change Case No. 04-175-(2) is a related request to authorize a change of zone of 2.85 net acres from M-1 (Light Manufacturing) to R-3-DP (Limited Family Residential – Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility of the project with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 061387 is a related request to create one multi-family residential lot with 76 new attached single-family condominium units in nine buildings on 3.88 gross acres.
8. Conditional Use Permit Case No. 04-175-(2) is a related request to ensure compliance with the Development Program zone. As part of the development program, the applicant is requesting modification of the following development standards:
 - a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."
 - b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from an adjacent industrial use.
 - c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.
9. Approval of the aforementioned vesting tentative tract map and conditional use permit will not become effective until this general plan amendment and the related zone change have become effective.
10. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents is depicted a minimum of 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight, and 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art features as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot high wall is proposed along the southern boundary of the property to buffer the project site from adjacent industrial uses.

11. The property is depicted in the "M" land use category of the General Plan. The project proposes a plan amendment from "M" to "3" which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling unit density is consistent with the maximum 85 dwelling units permitted by the proposed "3" land use category for residential development.
12. The project site is currently zoned M-1 which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP.
13. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural), and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and City of Los Angeles zoned property to the west.
14. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences, and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.
15. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.
16. Five comment letters and 16 petitions were submitted to the Regional Planning Commission ("Commission") while the proposal was pending before it. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.
17. Six persons testified at the public hearing conducted by the Commission: two representing the applicant and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.

18. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Covenants, Conditions, and Restrictions ("CC&Rs") will reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.
19. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The relative merit of having vehicles in queue within the project boundaries or on Mariposa Avenue was also discussed as well as the requirement for disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.
20. The case was continued by the Commission to November 30, 2005, for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including detailed exhibits of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.
21. During the 30-day continuance time period, the applicant met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005, presented to the Commission, rather than the proposed alternative driveway design further north towards 228th Street.
22. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005, Commission public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.
23. At the Commission's November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite

improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.

24. At the aforementioned November 30, 2005 public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included those regarding adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.
25. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.
26. A representative from Public Works Traffic and Lighting Division testified during the November 30, 2005, public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. Public Works indicated that in their opinion the applicant may make improvements within the road right-of-way, but recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g., with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation of parking on Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, was also considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting.
27. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.
28. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions, reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map

No. 061387 and Conditional Use Permit Case No. 04-175-(2); and to recommend to the Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).

29. Subsequent to the close of public hearing before the Commission, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will be required to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005 public hearing. The applicant also met with Public Works Traffic and Lighting Division staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.
30. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further, more general investigation.
31. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, were also referred to Public Works Road Maintenance Division for further, more general investigation.
32. At the Board of Supervisors' March 28, 2006 public hearing, no written or oral testimony was received in opposition to the proposal.
33. The project will be required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street, and Mariposa Avenue; and require acknowledgement by future residents at the time of purchase of nearby existing and legal industrial uses.
34. The proposed use is required to comply with the development standards of the R-3-DP zone pursuant to Sections 22.20.300 through 22.20.330 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-175-(2).
35. The technical and engineering aspects of the project have been resolved to the satisfaction of Public Works, the Forester and Fire Warden, Parks and Recreation, and the Departments of Health Services and Regional Planning.

36. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 061387.
37. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, and compliance with the required environmental mitigation measures.
38. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
39. The recommended plan amendment will not place an undue burden upon the community's ability to provide the project necessary facilities and services, as outlined in the preceding findings of fact and the project environmental documentation.
40. Approval of the recommended plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
41. The recommended plan amendment is consistent with the goals, policies, and programs of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
42. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified, including provision of a wide range of available housing options; efficient use of land through more concentrated urban development; promotion of a balanced mix of dwelling unit types, including townhouses; encouragement of the revitalization of declining neighborhoods in Carson; and encouragement of infilling by-passed vacant land in the Carson area with uses compatible with the general pattern of neighboring activity.
43. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
44. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
45. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water

quality, air quality, traffic/access, sewage disposal, utilities, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

46. The Board of Supervisors finds on the basis of the whole record that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Mitigated Negative Declaration and related Mitigation Monitoring Program.
47. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
48. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the Mitigated Negative Declaration prepared for the project has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
2. Approves the Mitigated Negative Declaration prepared for the project and certifies that it has reviewed and considered the information contained therein; and
3. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation

Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

4. Finds that the recommended general plan amendment is consistent with the goals, policies, and programs of the Los Angeles Countywide General Plan; and
5. Adopts General Plan Amendment Case No. 04-175-(2) amending the Land Use Policy map of the Los Angeles Countywide General Plan.

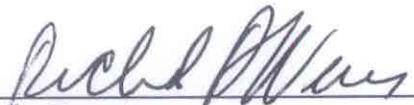
The foregoing was on the _____ day of _____, 2006, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer,
Clerk of the Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

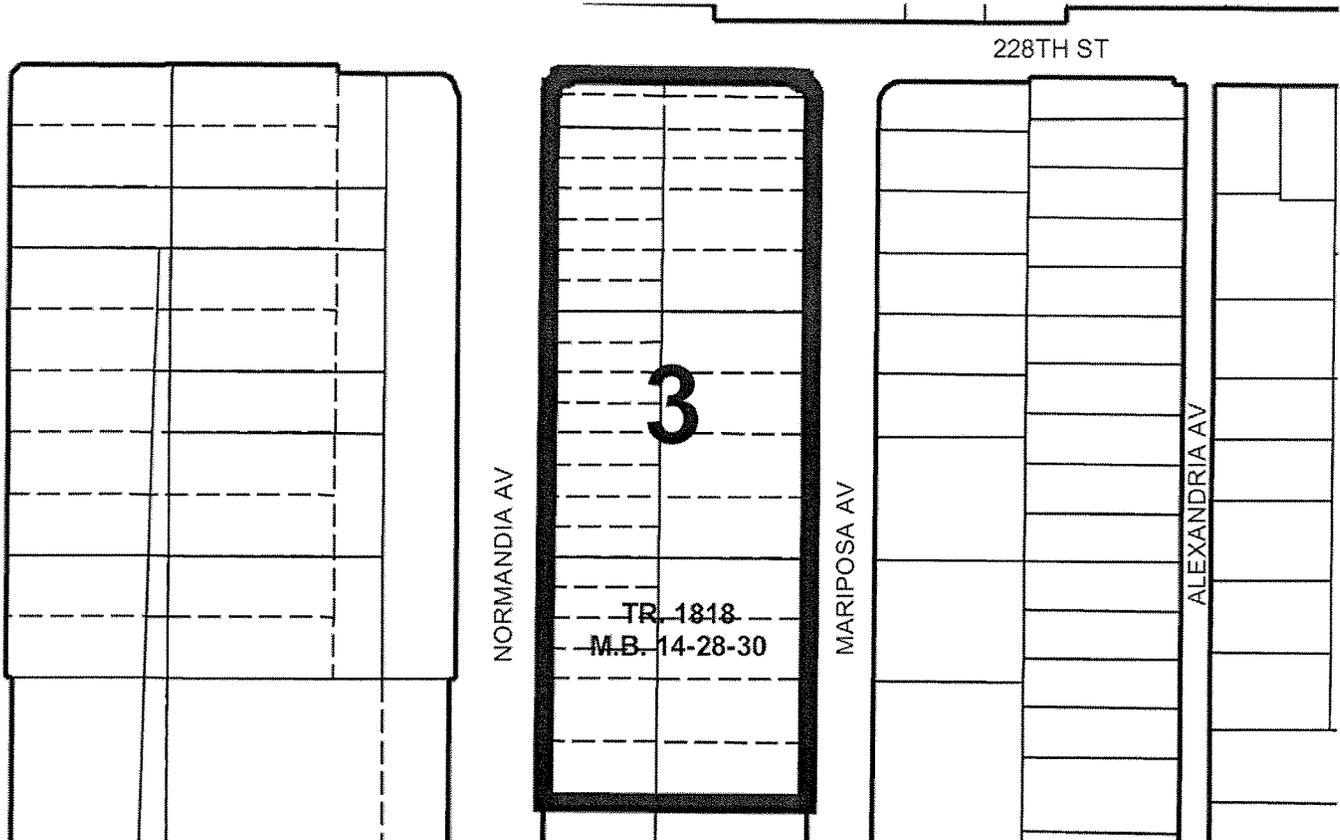
By 
Deputy

AMENDMENT TO COUNTYWIDE GENERAL PLAN
DEL AIRE COMMUNITY

PLAN AMENDMENT: 04-175-(2)

ON: _____

CATEGORY M to CATEGORY 3
(INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL)



LEGAL DESCRIPTION:

LOTS 302 THROUGH 323 AND 384 THROUGH 397 OF TRACT NO. 1818, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGES 38 AND 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS THEREOF DESCRIBED AS PART A AND PART B OF PARCEL 30-8 IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED APRIL 2, 1973 AS INSTRUMENT NO. 4329 AND RERECORDED MARCH 1, 1974 AS INSTRUMENT NO. 4162, BOTH OF OFFICIAL RECORDS

ALSO EXCEPT FROM SAID LOT 385 ALL OIL AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY ARTHUR R. TIMME M.D. AND PAULINE G. TIMME, HIS WIFE, IN DEED RECORDED JANUARY 19, 1960 IN BOOK D723, PAGE 626, OFFICIAL RECORDS.

DIGITAL DESCRIPTION: \\ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
JAMES E. HARTL, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 75 150

FEET

COUNTY ZONING MAP
045H197



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April 19, 2006

Agenda No. 9
03/28/06

The Honorable Board of Supervisors
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383 Kenneth Hahn Hall of Administration
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**Re: CONDITIONAL USE PERMIT NUMBER 04-175-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which proposes a 76-unit condominium project on Normandie Avenue in the Carson Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions. Enclosed are such findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

RDW/

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)**

1. The Los Angeles County Board of Supervisors conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 04-175-(2) on March 28, 2006. Conditional Use Permit Case No. 04-175-(2) was heard concurrently with General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), and Vesting Tentative Tract Map No. 061387.
2. The applicant, Greg Stewart representing Caritas Partners, is proposing a gated condominium development of 76 attached units in nine detached buildings.
3. A conditional use permit ("CUP") is required to ensure compliance with the proposed – DP zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code").
4. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.
5. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.
6. Access to the proposed development is provided by Mariposa Avenue, a 60-foot-wide dedicated street.
7. The project site is currently zoned M-1 (Light Manufacturing) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP (Limited Multiple Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).
8. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural), and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and City of Los Angeles zoned property to the west.
9. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences, and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.
10. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the County Code. The proposed density of 76 dwelling units is consistent with the

maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a CUP to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

11. The property is depicted in the Industrial ("M") land use category of the General Plan. The project proposes a plan amendment from "M" to Medium Density Residential ("3") which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling unit density is consistent with the maximum 85 dwelling units permitted by the proposed "3" land use category for residential development.
12. General Plan Amendment Case No. 04-175-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from "M" to "3."
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14. Vesting Tentative Tract Map No. 061387 is a related request to create one multi-family residential lot with 76 new attached single-family condominium units in nine buildings.
15. Approval of the vesting tentative tract map and CUP will not become effective until the related general plan amendment and zone change have become effective.
16. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents is depicted a minimum of 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight, and 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art

features as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot-high wall is proposed along the southern boundary of the property to buffer the project site from adjacent industrial uses.

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 - a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."
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26. At the aforementioned public hearing, two persons testified favorably regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included those regarding adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue,

painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

27. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.
28. A representative from Public Works Traffic and Lighting Division testified during the November 30, 2005, public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. Public Works indicated that in their opinion the applicant may make improvements within the road right-of-way, but recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g., with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation of parking on Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, was also considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting.
29. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.
30. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions, reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and CUP Case No. 04-175-(2); and to recommend to the Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).
31. Subsequent to the close of public hearing before the Commission, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will be required to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005, public hearing. The applicant also met with Public Works Traffic and Lighting Division

staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

32. The feasibility of a "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further, more general investigation.
33. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, were also referred to Public Works Road Maintenance Division for further, more general investigation.
34. At the Board of Supervisors' March 28, 2006 public hearing, no written or oral testimony was received in opposition to the proposal.
35. The project will be required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street, and Mariposa Avenue; and require acknowledgement by future residents at the time of purchase of nearby existing and legal industrial uses.
36. As a condition of approval of this grant, the applicant shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.
37. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions show that there is no substantial evidence that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

38. The Board of Supervisors finds on the basis of the whole record that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Mitigated Negative Declaration and related Mitigation Monitoring Program.
39. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
40. Approval of this CUP is conditioned on the applicant's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 061387 and the Mitigation Monitoring Program.
41. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
42. The location of the documents and other materials constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions is consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant, forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto and adopts the related Mitigation Monitoring Program.
2. Approves Conditional Use Permit Case No. 04-175-(2) subject to the attached conditions.

CONDITIONS FOR APPROVAL
CONDITIONAL USE PERMIT NUMBER 04-175-(2)

1. This grant authorizes the use of the net 2.85-acre subject property for a development program of a maximum total of 76 attached single-family dwelling units within nine buildings on one multi-family lot, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - a. The permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9, and 50;
 - b. The Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted General Plan Amendment Case No. 04-175-(2); and
 - c. An ordinance changing the zoning of the property from M-1 to R-3-DP, as recommended in Zone Change Case No. 04-175-(2), has been adopted by the Board of Supervisors and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if they find that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the Department the sum of \$750. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five (5) biennial inspections. The inspections shall be unannounced.
8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code for Project No. 04-175-(2), which includes General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387, and Conditional Use Permit Case No. 04-175-(2). The project is *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Certificate of Fee Exemption established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for related Vesting Tentative Tract Map No. 061387. In the event that Vesting Tentative Tract Map No. 061387 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by the Department.
14. The subject property shall be graded, developed, and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 061387 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.

16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to the Department for review and approval.
17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 061387.
18. The following modifications to the development standards shall apply:
 - a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."
 - b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A."
 - c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a 45-foot-high building height.
19. No structure shall exceed 45 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
20. Pedestrian access shall be provided along the property fronting Normandie Avenue, 228th Street, and Mariposa Avenue. Prior to any issuance of a building permit, a site plan including location of pedestrian access gates shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
21. A minimum of 171 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 12, 2005) or on an approved revised Exhibit "A," shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 19 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated July 12, 2005) or an approved revised Exhibit "A." The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.

22. The parking of recreational vehicles within the subject property shall be prohibited. The permittee shall provide for continued enforcement of this condition in the project CC&Rs.
23. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday, or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
30. No construction activity shall be permitted on weekends.
31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
32. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

33. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code, including provisions relating to grading and excavation, as well as the County's Mechanical, Electrical, Plumbing, and Fire Codes.
34. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
35. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
37. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
38. If during construction of the project soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.
39. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
40. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
42. During construction, all large-size truck trips shall be limited to off-peak commute periods.

43. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
44. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
45. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of the Department and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

46. The permittee shall record a covenant that provides full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial uses permitted by the applicable zoning. The permittee shall submit the draft covenant for review and approval prior to recordation. Acknowledgement forms shall also be required to be signed by purchasers, and retained on file with the homeowners' association of the purchasers' knowledge of existing industrial uses, and the requirement for execution of such acknowledgements by all purchasers and retention and of such acknowledgements shall be provided for in the CC&Rs.
47. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which is to be demolished under the program shall be used.
 - c. No existing building or structure which is to be altered under the program shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
48. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures. The permittee shall submit a copy of the covenant to the Director of Planning for approval prior to recordation.
49. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
50. Within 15 days of the approval of this grant, the permittee shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The, subject to the approval of the Director of Planning, to ensure that all permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.



COUNTY OF LOS ANGELES
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RAYMOND G. FORTNER, JR.
County Counsel

April 19, 2006

Agenda No. 9
03/28/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 061387
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

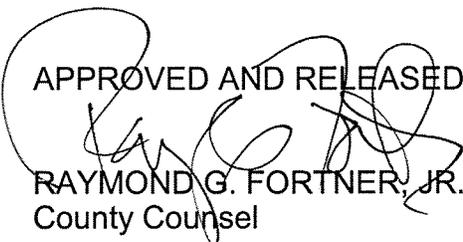
Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes a 76-unit condominium project on Normandie Avenue in the Carson Zoned District. At the conclusion of the hearing, you indicated an intent to approve the subdivision and instructed us to prepare the appropriate findings and conditions. Enclosed are such findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

RDW/

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 061387**

1. The Los Angeles County Board of Supervisors conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 061387 on March 28, 2006. Vesting Tentative Tract Map No. 061387 was heard concurrently with General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), and Conditional Use Permit Case No. 04-175-(2).
2. Vesting Tentative Tract Map No. 061387 proposes a residential development of one multi-family lot with 76 new attached single-family condominiums in nine detached buildings on 3.88 gross acres.
3. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.
4. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.
5. Access to the proposed development is provided by Mariposa Avenue, a 60-foot-wide dedicated street.
6. The project site is currently zoned M-1 (Light Manufacturing) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP (Limited Multiple Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).
7. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural), and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and City of Los Angeles zoned property to the west.
8. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences, and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.
9. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a conditional use permit ("CUP") to ensure

compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

10. The property is depicted in the Industrial ("M") land use category of the General Plan. The project proposes a plan amendment from "M" to Medium Density Residential ("3") which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling unit density is consistent with the maximum 85 dwelling units permitted by the proposed "3" land use category for residential development.
11. General Plan Amendment Case No. 04-175-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from "M" to "3."
12. Zone Change Case No. 04-175-(2) is a related request to authorize a change of zone of 2.85 net acres from M-1 (Light Manufacturing) to R-3-DP (Limited Family Residential – Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility of the project with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new CUP is first obtained.
13. CUP Case No. 04-175-(2) is a related request to ensure compliance with the Development Program zone. As part of the development program, the applicant is requesting modification of the following development standards:
 - a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."
 - b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from adjacent industrial uses.
 - c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.
14. Approval of the vesting tentative tract map and CUP will not become effective until the related general plan amendment and zone change have become effective.

15. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents is depicted a minimum 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight, and 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art features as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot-high wall is proposed along the southern boundary of the property to buffer the project site from adjacent industrial uses.
16. Five comment letters and 16 petitions were submitted to the Regional Planning Commission ("Commission") while the proposal was pending before it. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.
17. Six persons testified at the public hearing conducted by the Commission: two representing the applicant and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.
18. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Covenants, Conditions and Restrictions ("CC&Rs") will reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.

19. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The relative merit of having vehicles in queue within the project boundaries or on Mariposa Avenue was also discussed as well as the requirement for disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.
20. The case was continued by the Commission to November 30, 2005, for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including a detailed exhibit of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.
21. During the 30-day continuance time period, the applicant met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005, presented to the Commission, rather than the proposed alternative driveway design further north towards 228th Street.
22. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005, Commission public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.
23. At the Commission's November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.
24. At the aforementioned public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included those regarding adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and

Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

25. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.
26. A representative from Public Works Traffic and Lighting Division testified during the November 30, 2005, public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. Public Works indicated that in their opinion the applicant may make improvements within the road right-of-way, but recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g., with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation of parking on Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, was also considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting.
27. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.
28. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions, reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and CUP Case No. 04-175-(2); and to recommend to the Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).
29. Subsequent to the close of public hearing before the Commission, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will be required to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005, public hearing. The applicant also met with Public Works Traffic and Lighting Division

staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

30. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further, more general investigation.
31. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, were also referred to Public Works Road Maintenance Division for further, more general investigation.
32. At the Board of Supervisors' March 28, 2006 public hearing, no written or oral testimony was received in opposition to the proposal.
33. The project will be required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street, and Mariposa Avenue; and require acknowledgement by future residents at the time of purchase of nearby existing and legal industrial uses.
34. The proposed use is required to comply with the development standards of the R-3-DP zone pursuant to Sections 22.20.300 through 22.20.330 and 22.40.070 of the County Code, except as otherwise modified by CUP Case No. 04-175-(2).
35. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
36. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

37. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
38. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
39. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
40. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map provide adequate protection for any such easements.
41. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
42. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
43. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
44. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
45. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative

Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions show that there is no substantial evidence that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

46. The Board of Supervisors finds on the basis of the whole record that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Mitigated Negative Declaration and related Mitigation Monitoring Program.
47. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
48. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for CUP Case No. 04-175-(2) and the Mitigation Monitoring Program.
49. The location of the documents and other materials constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto and adopts the related Mitigation Monitoring Program.
2. Approves Vesting Tentative Tract Map No. 061387 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS FOR APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 061387**

1. Conform to the requirements of Title 21 – Subdivision Ordinance - of the Los Angeles County Code ("County Code"). Also, conform to the requirements of Conditional Use Permit No. 04-175-(2) and the project Mitigation Monitoring Program on file at the Department of Regional Planning ("Department").
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 04-175-(2), conform to the applicable requirements of the R-3-DP zone.
3. In accordance with Conditional Use Permit No. 04-175-(2), this land division is approved within a Development Program zone as a condominium development of 76 attached single-family units in nine detached buildings.
4. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 04-175-(2) by the Los Angeles County Board of Supervisors and upon the related ordinance changing the zoning of the subject property from M-1 to R-3-DP becoming effective.
5. Show Normandie Avenue, 228th Street, and Mariposa Avenue as dedicated streets on the final map.
6. Provide at least 50 feet of street frontage on the property line for the lot.
7. Submit a copy of the project Covenants, Covenants and Restrictions ("CC&Rs") to the Department.
8. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-175-(2) have been recorded.
9. Place a note or notes on the final map, to the satisfaction of the Department, that this subdivision is approved as a condominium project for a total of 76 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
10. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of the Department.
11. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.

12. Except where the Los Angeles County Fire Department ("Fire Department") determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map and exhibit map subject to the stacking, turnaround, width, and design requirements of Fire Department and the Los Angeles County Department of Public Works ("Public Works").
13. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-175-(2) prior to issuance of a grading permit or building permit.
14. Plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum additional eight trees within the project site. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of the Department to ensure the planting of the required trees.
15. Within five days following the tentative map approval date, remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
16. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 061387. Comply with all such mitigation measures in accordance with the related Mitigation Monitoring Program. Within 15 days following approval, record a covenant and agreement, and submit a copy to the Department for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department as frequently as may be required by the Department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
17. Within 30 days following the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of \$3,000 with the Department in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports require by the Mitigation Monitoring Program.

18. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this tentative tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

19. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

Except as specified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-175-(2), the related Mitigation Monitoring Program, and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the three page report submitted by the Department of Public Works, Land Development Division - Subdivision, for the tentative map dated July 12, 2005; the one page report from the Department of Public Works Subdivision Plan Checking Section - Drainage and Grading Unit for the tentative map dated July 12, 2005; the one page Geologic Review Sheet from the Department of Public Works Geotechnical and Materials Engineering Division, for the tentative map dated July 12, 2005; the one page report from the Department of Public Works, Geotechnical and Materials Engineering Division, for the map dated July 12, 2005; the two page report and attachment from the Department of Public Works Land Development Division - Road, for the tentative map dated July 12, 2005; the one page

report from the Department of Public Works Land Development Division - Sewer, for the tentative map dated July 12, 2005; the one page report from the Department of Public Works Land Development Division - Water, for the tentative map dated July 12, 2005; the one page report from the County Fire Department entitled Water System Requirements - Unincorporated, for the tentative map dated July 12, 2005; the one page report from the County Fire Department entitled Conditions of Approval for Subdivision - Unincorporated, for the tentative map dated July 12, 2005; the Department of Parks and Recreation Park Obligation Report and Park Obligation Worksheet, for the DRP map dated July 12, 2005; and the one page letter from the Department of Health Services dated August 10, 2005.

Attachments

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061387 (Rev.)

TENTATIVE MAP DATED 07-12-2005
EXHIBIT MAP DATED 07-12-2005

The following reports consisting of 12 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Quitclaim or relocate easements running through proposed structures.
15. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

TENTATIVE MAP DATED 07-12-2005
EXHIBIT MAP DATED 07-12-2005

16. Close abandoned oil wells prior to final map approval to the satisfaction of Public Works. For additional information and requirements, please contact our Environmental Programs Division at (626) 458-3517.
17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

HW
Prepared by Henry Wong

Phone (626) 458-4915

Date 08-11-2005



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 061387

TENTATIVE MAP DATED 07/12/05
EXHIBIT MAP 07/12/05

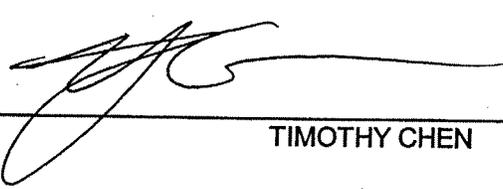
DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/20/05 to the satisfaction of Public Works.

Name _____


TIMOTHY CHEN

Date 08/15/05 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 61387
SUBDIVIDER Caritas Partners
ENGINEER R.T. Quinn and Associates
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 07 08-12-05 3rd Revision and Exhibit
LOCATION Torrance
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated, or delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____"

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- A soils engineering report may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 8-9-05 is attached.
- Geotechnical Recordation Map verification deposit estimate 6 hours.
- Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by Robert O. Thomas Reviewed by [Signature] Date 08-01-05

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 12
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 61387

Location 22800 Normandie Avenue, Torrance
Developer/Owner Caritas Partners
Engineer/Architect R.T. Quinn and Associates
Soils Engineer ----
Geologist ----

DISTRIBUTION:
 Grading/ Drainage
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of: _____

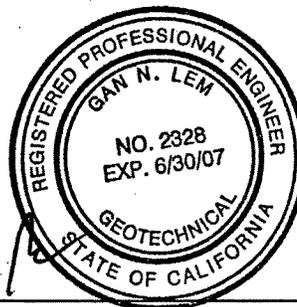
Revised Tentative Tract Map and Exhibit Dated By Regional Planning 7/12/05
Previous review sheet dated 4/26/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/med/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 8/9/05
Gan Lem

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 32 feet from centerline along the property frontage on 228th Street. Two feet of additional right of way is required.
2. Dedicate right of way 32 feet from centerline along the property frontage on Mariposa Avenue. Five feet of additional right of way is required.
3. Provide standard property line return radii of 13 feet at the intersections of Normandie Avenue/228th Street and 228th Street/Mariposa Avenue.
4. Dedicate vehicular access rights on Normandie Avenue, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
5. Dedicate vehicular access rights on 228th Street except for the Fire Department emergency access.
6. Close any unused driveway with standard curb, gutter, and sidewalk on streets abutting this subdivision.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement on streets abutting this subdivision.
8. Construct missing sidewalk along the property frontage on 228th Street.
9. If needed, construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements along the property frontage on 228th Street and Mariposa Avenue to the satisfaction of Public Works
10. Construct full width sidewalk at all walk returns.
11. Construct curb ramps at the at the intersections of Normandie Avenue/228th Street and 228th Street/Mariposa Avenue.
12. Plant street trees along the property frontage on Normandie Avenue, Mariposa Avenue and 228th Street to the satisfaction of Public Works.
13. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mariposa Avenue and construct a minimum 32 foot radius turnaround preceding the gated entrance to the satisfaction of Public Works.

14. Set back the median nose at the gated entrance a minimum 20 feet from the public right of way.
15. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works..
16. Comply with following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue, Mariposa Avenue and 228th Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
17. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
18. Comply with the mitigation measures identified in the attached January 24, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 24, 2005

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Chris Munoz
Katz, Okitsu & Associates
1055 Corporate Center Drive, Suite 300
Monterey Park, CA 91754

Dear Mr. Munoz:

**TENTATIVE TRACT NO. 61387
NORMANDIE CONDOMINIUM COMPLEX PROJECT
TRAFFIC STUDY (OCTOBER 29, 2004)
SITE PLAN (JUNE 28, 2004)
CARSON AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located at 22804 Normandie Avenue on the southeast corner of Normandie Avenue at 228th Street in the unincorporated County of Los Angeles area of Carson.

The proposed project is a 79-unit condominium complex in the Carson area of the unincorporated County of Los Angeles. The existing 2.92 acre site includes a used auto auction/storage facility and a dirt parking lot. The project has its main entrance on Mariposa Avenue with an additional "Fire/Emergency Only" entrance on 228th Street. Based on a 2006 build-out year, the 79-unit condominium complex is estimated to generate approximately 463 vehicle trips daily, with 35 and 43 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also agree with the study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

Mr. Chris Munoz
January 24, 2005
Page 2

We recommend that the Cities of Carson and Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act (CEQA) impacts within their jurisdictions.

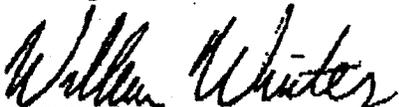
A determination shall be made regarding whether the project has a significant impact on the nearby I-110 Freeway. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways. If Caltrans finds that the project has a CEQA significant impact on the freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project's environmental document.

In order to complete our review, a revised 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage, shall be submitted to Traffic and Lighting Division for review and approval prior to the issuance of building permits. Please submit your revised site plan to Mr. Sam Richards of our Land Development Review Section.

If you have any questions regarding the review of the document, please contact Mr. Gary Hilliard of our Traffic Studies Section, Traffic and Lighting Division, at (626) 300-4769.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

GH:cn

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cc: Department of Regional Planning (Christina Tran)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The proposed public mainline sewer alignment connection to Mariposa Avenue as shown is not approved. The on-site sewer mainline shall exit the site through the main entrance for connection to the existing sewer in Mariposa Avenue or to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC11785AS, dated 12-03-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Juan M Sarda
Reviewed by Henry Wong HW
tr61387s-rev3.doc

Phone (626) 458-7151

Date 08-11-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Juan M Sarda

Phone (626) 458-7151

Date 08-09-2005

Reviewed by Henry Wong HW

tr61387w-rev3.doc



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. T.R. 61387 Tentative Map Date July 12, 2005, EX. A

Revised Report YES

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install 2 public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
- Install 2 private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: UPGRADE THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF MARIPOSA AVE AND 228TH ST.
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **UPGRADE OF EXISTING FIRE HYDRANT IS REQUIRED DUE TO NOT COMPLYING WITH MINIMUM FIRE FLOW REQUIREMENTS. UPGRADE MUST BE COMPLETED, TESTED, AND ACCEPTED OR BONDED FOR PRIOR TO FINAL MAP APPROVAL. FIRE FLOW REQUIREMENT MAY BE REDUCED DURING BUILDING PLAN CHECK PHASE.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 18, 2005



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: T.R. 61387 Map Date July 12, 2005, EX. A

C.U.P. _____ Map Grid _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on Exhibit Map.

By Inspector: Juan C. Padilla Date August 18, 2005

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

| | | | | | | | |
|----------------------|--------------|---------------|--------------------|-----------|------------|--------------|------------------------|
| Tentative Map # | 61387 | DRP Map Date: | 07/12/2005 | SCM Date: | / / | Report Date: | 08/01/2005 |
| Park Planning Area # | 21 | | WEST CARSON | | | Map Type: | REV. (REV RECD) |

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

| | | |
|--|---------------|------------------|
| <u>Park land obligation in acres or in-lieu fees:</u> | ACRES: | 0.49 |
| | IN-LIEU FEES: | \$158,086 |

Conditions of the map approval:

The park obligation for this development will be met by:
The payment of \$158,086 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Advanced Planning Section Head



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|-------------------------|---------------|--------------------------|
| Tentative Map # | 61387 | DRP Map Date:07/12/2005 | SMC Date: / / | Report Date: 08/01/2005 |
| Park Planning Area # | 21 | WEST CARSON | | Map Type:REV. (REV RECD) |

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

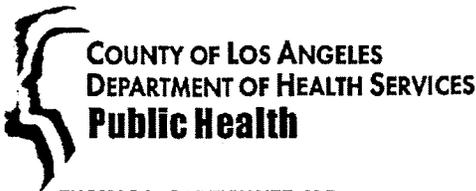
| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|--------------------------------|---------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.23 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 2.70 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.17 | 0.0030 | 76 | 0.49 |
| Mobile Units | 2.00 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 0.49 |

Park Planning Area = 21 WEST CARSON

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.49 | \$322,625 | \$158,086 |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|------------------------------------|----------------|----------------|------------|-------------|------|
| None | | | | | |
| Total Provided Acre Credit: | | | | 0.00 | |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.49 | 0.00 | 0.00 | 0.49 | \$322,625 | \$158,086 |



THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

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August 10, 2005

RFS No. 05-0008875

Tract Map No. 061387

Vicinity: Harbor City

Tentative Tract Map Date: March 24, 2005 (2nd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Tentative Tract Map 061387** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to all lots. The "Will Serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program